

# Unit 1904 - Vista Alegre Townhomes Villas

1904 - 13404-13446 SW 153 Ter, The Crossings, FL, Miami-Dade 3317

## Unit Information

MLS Number: A11335275  
 Status: Active  
 Size: 1,700 Sq ft.  
 Bedrooms: 4  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces, Guest Parking  
 View:  
 List Price: \$495,000  
 List PPSF: \$291  
 Valuated Price: \$470,000  
 Valuated PPSF: \$276

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units: 276  
 Number of active listings for rent: 0  
 Number of active listings for sale: 1  
 Building inventory for sale: 0%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 1

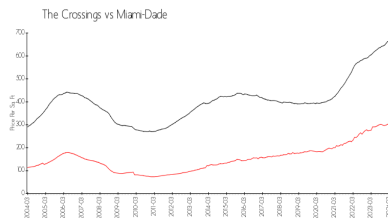
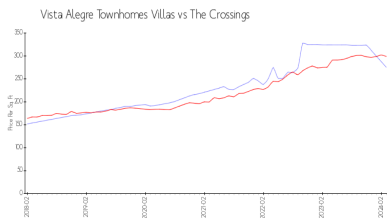
## Building Association Information

Vista Alegre Condominium  
 Address: 677 SW 9th Ave,  
 Miami, FL 33130  
 Phone: (305) 856-9423

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
310	1,510 sq ft	Apr 2024	\$380,000	\$252
509	900 sq ft	Nov 2023	\$305,340	\$339
912	1,130 sq ft	Nov 2023	\$348,000	\$308
306	1,510 sq ft	Oct 2023	\$355,000	\$235
806	900 sq ft	Sep 2023	\$310,000	\$344

## Market Information

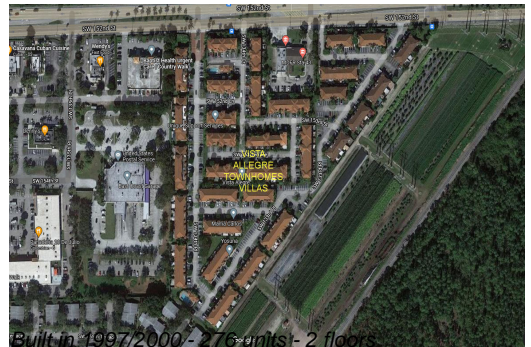


Vista Alegre: \$275/sq. ft.  
 Townhomes Villas:  
 The Crossings: \$299/sq. ft.

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 Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Vista Alegre Townhomes Villas: 0%  
 The Crossings: 1%  
 Miami-Dade: 3%



**Avg. Time to Close Over Last 12 Months**

Vista Alegre Townhomes Villas	48 days
The Crossings	36 days
Miami-Dade	81 days